

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
S/S Falls Road on a private drive *
(831 Falls Road) * ZONING COMMISSIONER
7th Election District *
3rd Councilmanic District * OF BALTIMORE COUNTY

Lori G. Reachard * Case No. 95-98-A
Petitioner *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Administrative Variance for that property known as 831 Falls Road located in the vicinity of Parkton in northern Baltimore County. The Petition was filed by the owner of the property, Lori G. Reachard, seeking relief from Section 1A03.4.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 30 feet in lieu of the required 50 feet for a proposed two-story addition, and a separation between principal buildings of 60 feet in lieu of the required 100 feet for a proposed one-story garage addition. The subject property and relief sought are more particularly described on the site plan submitted and marked into evidence as Petitioner's Exhibit 1.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of

ORDER RECEIVED FOR FILING

Date

By

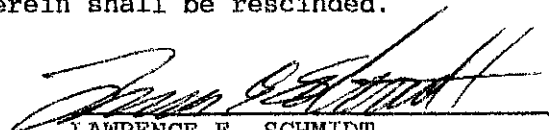
MICROFILMED

the Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 12th day of October, 1994 that the Petition for Administrative Variance seeking relief from Section 1A03.4.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 30 feet in lieu of the required 50 feet for a proposed two-story addition and a separation between principal buildings of 60 feet in lieu of the required 100 feet for a proposed one-story garage addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING

Date

By

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

October 12, 1994

Ms. Lori Reachard
831 Falls Road
Parkton, Maryland 21120

RE: PETITION FOR ADMINISTRATIVE VARIANCE
S/S Falls Road on a private drive
(831 Falls Road)
7th Election District - 3rd Councilmanic District
Lori G. Reachard - Petitioner
Case No. 95-98-A

Dear Ms. Reachard:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: People's Counsel

File

RECEIVED
OCT 14 1994
BALTIMORE COUNTY

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Townson, Maryland

95-98-1A

District 7th Date of Posting 9/23/94

Posted for: Varian co

Petitioner: Lori G. Reachord

Location of property: ~~881~~ 881 Falls Rd, s/p

Location of Signs: Facing road way on property being zoned

Remarks: _____

Posted by M. Healy Date of return: 9/30/94
Signature

Number of Signs: 1

2006 (158) 874 3710



Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

95-98-A

Account: R-001-6150

Number

89.

STLA.

Date 9.6.94.

LOUI G REACHARD. 531 FALLS RD.

OIC Res. Val. \$50

OBC SIGN \$35

TOTAL \$85

MICROFILMED

02AD280236KICHR

\$85.00

BA 001146AN09-06-94

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
 - 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.
- NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: _____

Petitioner: Lori G. Reachard

Location: 831 Falls Rd. Parkton MD 21120

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Lori Reachard

ADDRESS: 831 Falls Rd.
Parkton MD 21120

PHONE NUMBER: 410-357-4949

AJ:ggs

MICROFILMED

#89

(Revised 04/09/93)



95-98-A

EXHIBIT "A" - 831 FALLS ROAD

BEGINNING for the same at a point located the two (2) following courses and distances from a stone at the beginning of the fourth (4th) or North 77.5 degrees West 65.5 perch line of the land which by Deed dated February 8, 1984 and recorded among the Land Records of Baltimore County in Liber E.H.K.JR. No. 6677, folio 561, was conveyed by FRED E. MILLER and VIRGINIA S. MILLER, his wife, to RUSSELL N. MILLER and HELEN R. MILLER, his wife, said fourth (4th) line being also the Southern outline, as now surveyed and agreed upon, of that parcel of land which by Deed dated December 15, 1962 and recorded among the Land Records of Baltimore County in Liber R.R.G. No. 4087, folio 56, was conveyed by THOMAS M. ARMACOST and WIFE, to EDWARD H. ENSOR and EDNA T. ENSOR, his wife, viz: North 74 degrees 45 minutes 00 seconds West 567.90 feet and South 15 degrees 15 minutes 00 seconds West 20.00 feet, running thence from said point of beginning parallel to and 20.00 feet Southerly, measured at right angles, from the aforesaid fourth (4th) line, as now surveyed, North 74 degrees 45 minutes 00 seconds West 308.00 feet to a point in a public road, running thence by lines of division along the center of said public road, as now located the three (3) following courses and distances: (1) South 35 degrees 35 minutes 00 seconds East 31.00 feet; (2) South 21 degrees 36 minutes 00 seconds East 35.00 feet; (3) South 16 degrees 02 minutes 00 seconds East 86.00 feet, thence leaving said road and running for lines of division the five (5) courses and distances: (1) South 45 degrees 37 minutes 00 seconds West 53.31 feet; (2) South 00 degrees 16 minutes 00 seconds West 47.07 feet; (3) South 12 degrees 00 minutes 00 seconds East 52.60 feet; (4) North 79 degrees 01 minutes 30 seconds East, crossing the aforesaid road, a distance of 110.46 feet; and (5) North 42 degrees 49 minutes 30 seconds East 237.48 feet to the place of beginning. Containing 1.002 acres of land, more or less.

SUBJECT to and together with the right of way of the aforesaid road, with the use thereof in common with others entitled thereto, along the second (2nd), third (3rd) and fourth (4th) lines of the above described parcel.

SUBJECT to and together with the right of way of the aforesaid road, with the use thereof in common with others entitled thereto, through the above described parcel of land, the center line of said road, as now located, being more particularly described as follows:

Bar
BEGINNING for the same at the end of the fourth (4th) line of the above described parcel and running thence the four (4) following courses and distances: (1) South 16 degrees 02 minutes 00 seconds East 40.00 feet; (2) South 21 degrees 18 minutes 00 seconds East 30.00 feet; (3) South 28 degrees 07 minutes 00 seconds East 31.00 feet; and (4) South 36 degrees 27 minutes 00 seconds East 32.26 feet to intersect the eighth (8th) line of the above described parcel at the distance of 84.66 feet from the beginning of the said eighth (8th) line.



Petition for Administrative Variance 95-98-A to the Zoning Commissioner of Baltimore County

for the property located at 831 Falls Road Parkton MD 21120
which is presently zoned RC4

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1A03.4B.2. TO ALLOW A REAR YARD SETBACK OF 30' IN LIEU OF THE REQUIRED 50' AND SEPARATION BETWEEN PRINCIPAL BUILDINGS (HOUSE & BARN) OF 60' IN LIEU OF THE REQUIRED 100'

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

An addition to my home is needed to accommodate our growing family and home day care business.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner.

(Type or Print Name)

Signature

Address

Phone No.

City State Zipcode

Legal Owner(s)

(Type or Print Name)

Signature

(Type or Print Name)

Signature

831 Falls Rd. 410-357-4949
Address Phone No.

Parkton MD 21120
City State Zipcode

Name, Address and phone number of representative to be contacted.

Name

Address

Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: SMO DATE: 9-6-

ESTIMATED POSTING DATE: 9-18



Printed with Soybean Ink
on Recycled Paper

MICROFILMED

ITEM #:

89

ORDER RECEIVED FOR FILING

Date

By

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 831 Falls Rd.
address
Parkton MD 21120
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

An addition to my home is needed to
accommodate our growing family and
home day care business. Existing home
sits on an irregular shaped lot, because of
layout of house it would be impossible to
put the addition anywhere else.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Lori M. Reachard
(signature)
Lori G. Reachard
(type or print name)



(signature)

(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 15th day of September, 1994, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Lori G. Reachard

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

9/1/94
date

William A. Dineen
NOTARY PUBLIC

My Commission Expires: 7/1/96

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

OCT. 04 1994

Ms Lori G. Reachard
831 Falls Road
Parkton, Maryland 21120

RE: Item No. 89 Case No. 9598^A
Petitioner: Reachard

Dear Petitioner:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on September 18, 1994 and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.

3) Attorneys, engineers and applicants who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the forfeiture loss of the filing fee.

Very truly yours,

A handwritten signature in dark ink that reads "W. Carl Richards, Jr." with a stylized flourish at the end.

W. Carl Richards, Jr.
Zoning Supervisor

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B A L T I M O R E C O U N T Y , M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
 Zoning Administration and
 Development Management

DATE: September 26, 1994

FROM: Pat Keller, Director
 Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. (89) and 101.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Jeffrey W. Long

Division Chief:

Carol L. Kerns

PK/JL:lw

SEP. 28 1994

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Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 09/27/94

Arnold Jablor
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP--1105

RE: Property Owner:

LOCATION: DISTRIBUTION MEETING OF 09/26/94

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

3. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEK NUMBERS: 87, 89, 101 AND 104.

SEP 29 1994

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

RECEIVED





Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary

Hal Kassoff
Administrator

9-27-94

Ms. Julie Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: * 89 (JRA)

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for David Ramsey, Acting Chief
Engineering Access Permits
Division

BS/

SEP 29 1994

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: October 3, 1994
Zoning Administration and Development Management

FROM: *let* Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for October 3, 1994
Items 89 and 101

The Developers Engineering Section has reviewed
the subject zoning items and we have no comments.

RWB:sw

MICROFILMED

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

October 14, 1994

Heating Date 10/10/94
Case # 95-98.

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management

FROM: J. Lawrence Pilson *JLP*
Development Coordinator, DEPRM

SUBJECT: Zoning Item #89 - Reachard Property
831 Falls Road
Zoning Advisory Committee Meeting of September 26, 1994

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Ground Water Management

An inspection was made of the well and septic utilities serving the referenced single family dwelling. Both utilities were found to be in good condition and the proposed addition will not interfere with their location. However, the proposed addition may necessitate additional absorption trench to the existing septic system.

The applicant should contact Mr. Thomas Ernst at 887-2762 if there should be any questions.

JLP:TE:sp

REACHARD/DEPRM/TXTSBP

RECEIVED

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

September 23, 1994

NOTICE OF CASE NUMBER ASSIGNMENT

TO: Lori G. Reachard
831 Falls Road
Parkton, Maryland 21120

Re: CASE NUMBER: 95-98-A (Item 89)
831 Falls Road
S/S Falls Road on private drive
7th Election District - 3rd Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before September 25, 1994. The closing date (October 11, 1994) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in dark ink, appearing to read "Arnold Jablon". The signature is fluid and cursive, with a large, sweeping "A" and "J".

Arnold Jablon
Director



#89

THIS SHOULD HAVE BEEN
ON PREVIOUS WEEK'S
AGENDA - THERE WAS NO
SECTION NUMBER OR WORDING -
WAS RETURNED TO JRA FOR
COMPLETION - JRA DIDN'T
GET IT BACK UNTIL AFTER
AGENDA WAS DONE

Sophia
9/22/94

COLD BOTTOM FARMS, INC.

1033 Cold Bottom Road, Sparks, Md. 21152
September 20, 1994

9/20/94
To WCR?

8
Item 89

Baltimore County
Towson, Maryland 21204

95-98

To Whom It May Concern,

I'm writing concerning the addition
Sharon and Larry Reachard want to add to
their home. With three children to accommodate
they need more space.

Cold Bottom Farms, Inc. has property that
joins the Reachard property and we in no
way object to the addition to their home.

Mr. and Mrs. Reachard would like to
get this project under roof before cold
weather. Therefore, we ask that you give
this project your immediate attention and
issue the variance as soon as possible.

RECEIVED

SEP 26 1994

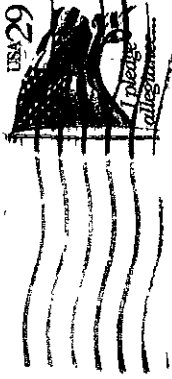
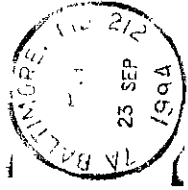
ZADM

Yours truly,
Charles R. Ensor

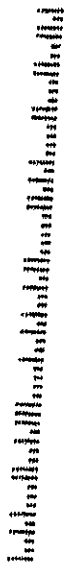
Pres. Cold Bottom Farms, Inc.

MICROFILMED

Beachand
831 Falls Rd.
Parkton MD 21200



Baltimore County Zoning Administration
111 West Chesapeake Ave.
Towson, MD 21204
Attn: Gwen Stevens



September 5, 1994

To Whom It May Concern,

Lori Reaschard is our daughter. We own the property behind her home.

There is no problem with her proposed addition being 37 feet at one point and 47 feet at another point away from our property line. This property will be hers one day anyway.

Roger C. Miller
Carolyn M. Miller

MICROFILMED

89

PUBLIC ROAD
(MULE LANE)
TO FALLS ROAD

20 R/A

#89
95-98-A

N 74° 45' 00" W 308.00'

S 35° 35' 00" E 31.00'

S 24° 36' 00" E 35.00'

1.002 AC ±

LOE1 & REACHED
SUBJECT PROPERTY

EXISTING 2-STORY
HOUSE & SEPTIC

EXISTING
FENCE

N 42° 49' 30" E 237.48'

S 16° 02' 00" E 86.00'

CONCRETE FRONT
PORCH

PROP. 1-STORY
GARAGE ADDITION

S 45° 37' 00" W 53.31'

PROP. 2-STORY
ADDITION

ROGER C. &
CAROL M. MUIR
PROPERTY

1-STORY SECTION
TO BE REMOVED

PROPERTY IDENTIFICATION

ADDRESS: 831 FALLS RD.

PLAT BOOK #:

Folio #: 318

Page #: 7772

LOCATION IDENTIFICATION

COUNTY: DISTRICT: 3

ELECTION DISTRICT: 7

1"=200' SCALE MAP #: NH30C

ZONING: RC-4

LOT SIZE: 1.002 AC ±

PERMITS: SEWER & WATER

NOT IN CITIES/TOWNSHIP BY CATTLE AREA

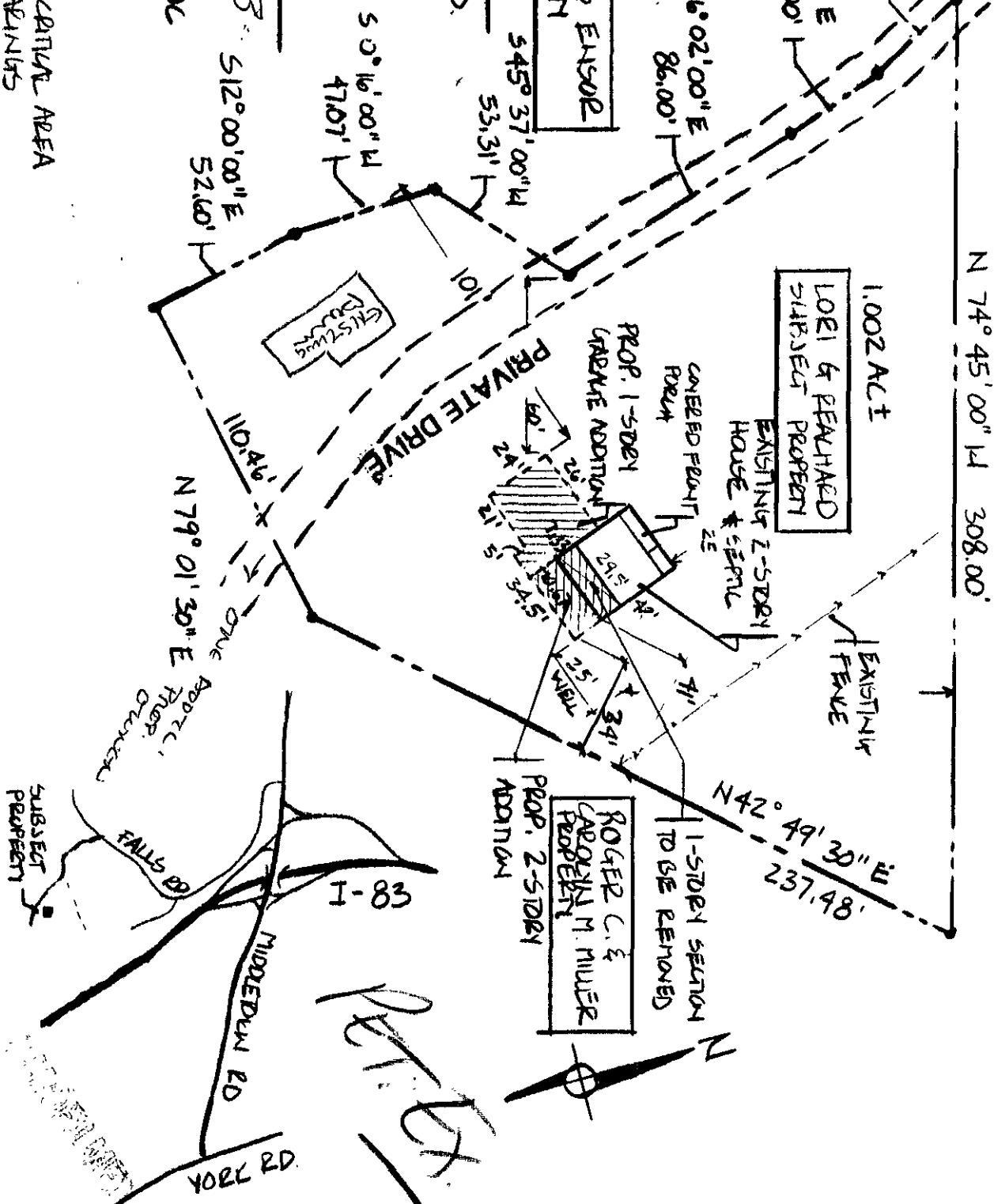
NO PRIOR ZONING HEARINGS

SITE PLAN (PLAT)

SCALE: 1" = 50'-0"

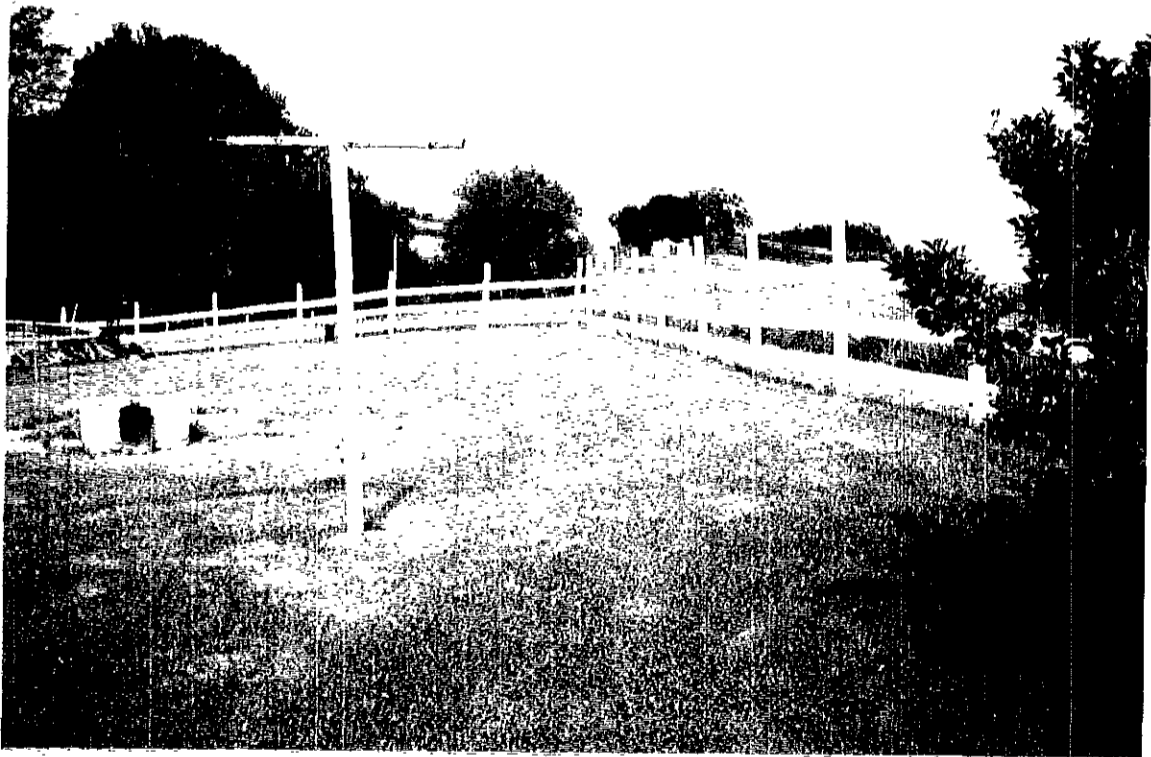
VICINITY PLAN

SCALE: 1" = 2000'

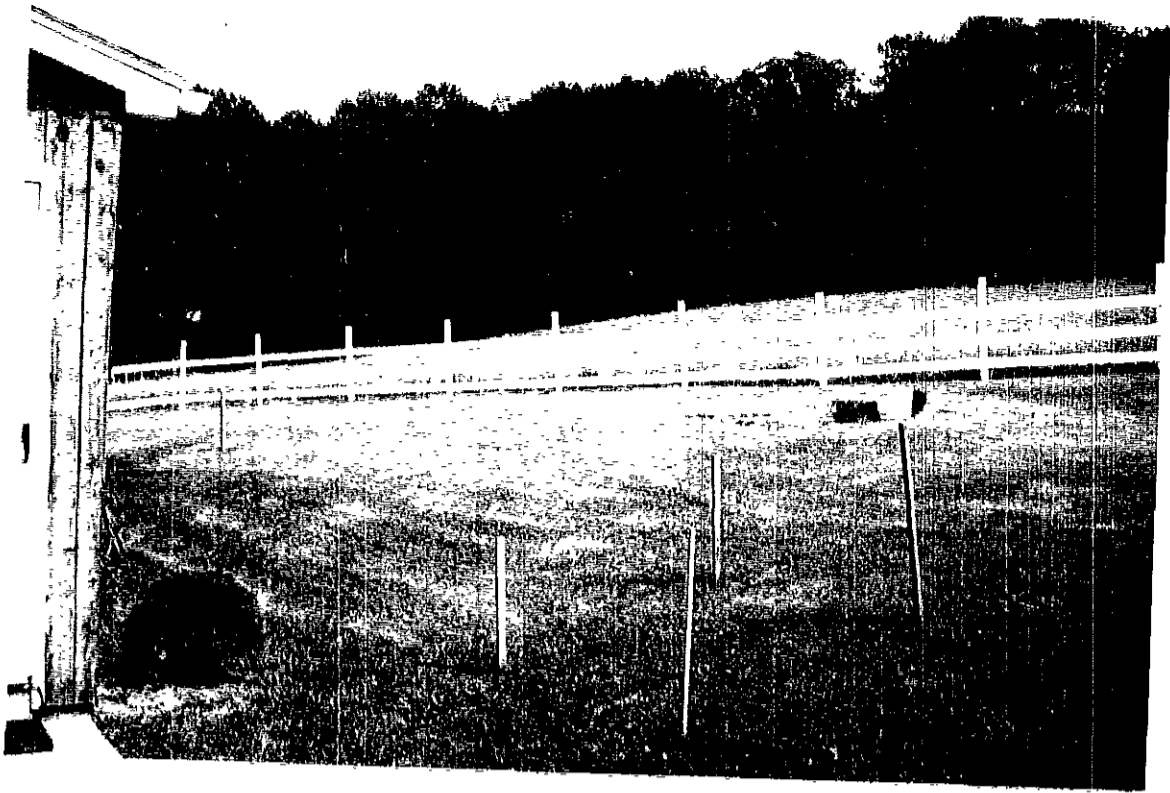




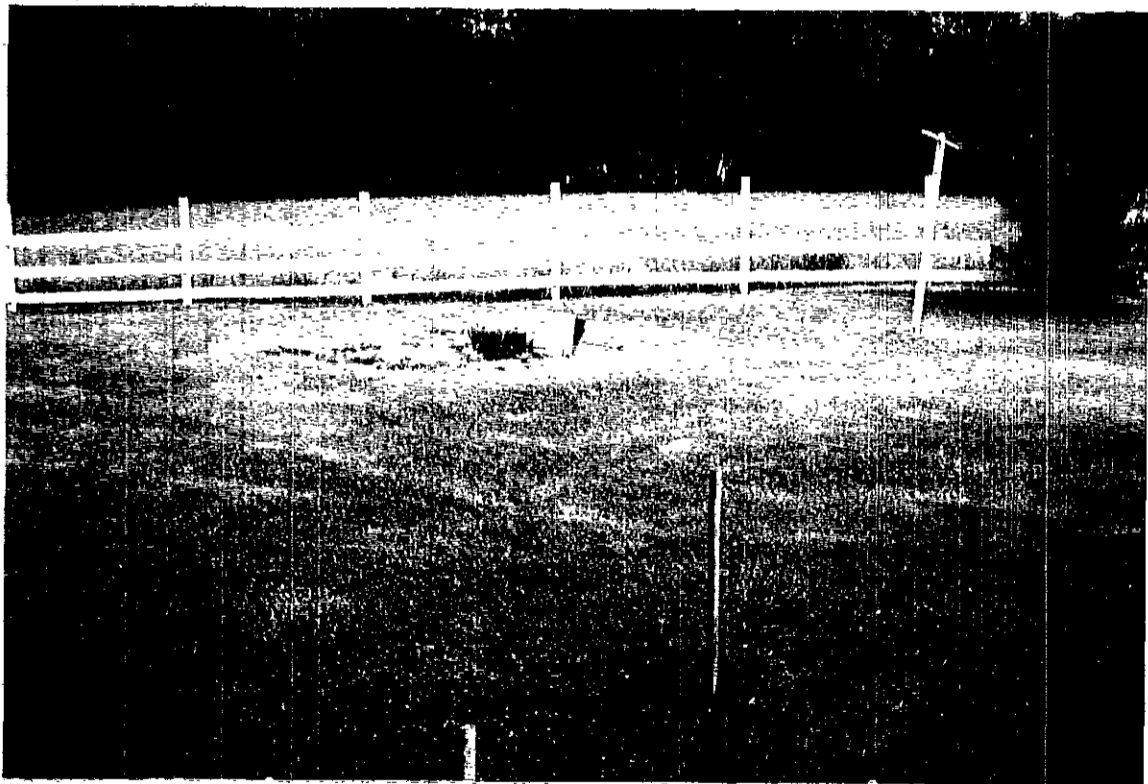
South East - old addition to be taken off and replaced with a new storey addition. Patio will be taken out and a patio will be built there.



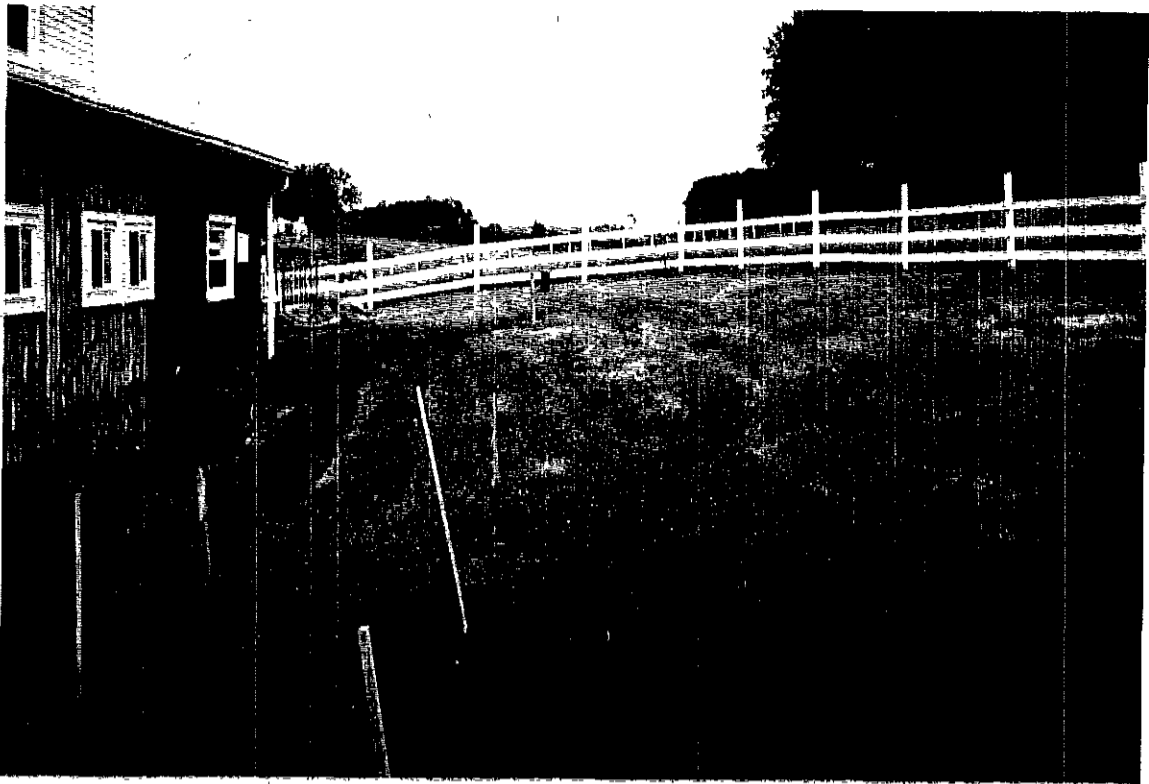
Stake shows proposed addition. Beyond fence, property belongs to my parents, Roger + Carolyn Miller. Beyond that is property of Harry ~~Enson~~ Enson.



Stakes show proposed addition, fence is property line between my property and parents, Roger and Carolyn Miller.



Stakes show proposed addition, Fence is property line.



South East - stakes show proposed addition - fence is property line.

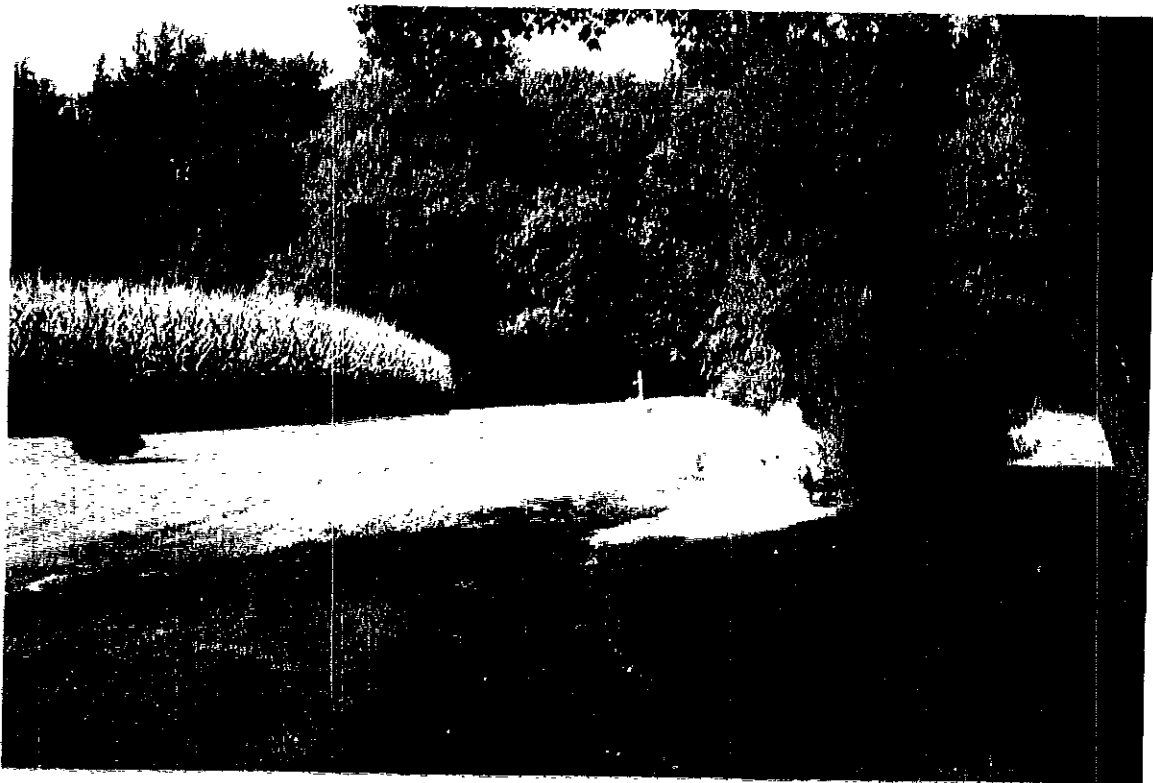


South East view - stakes show proposed addition. Fence is property line.

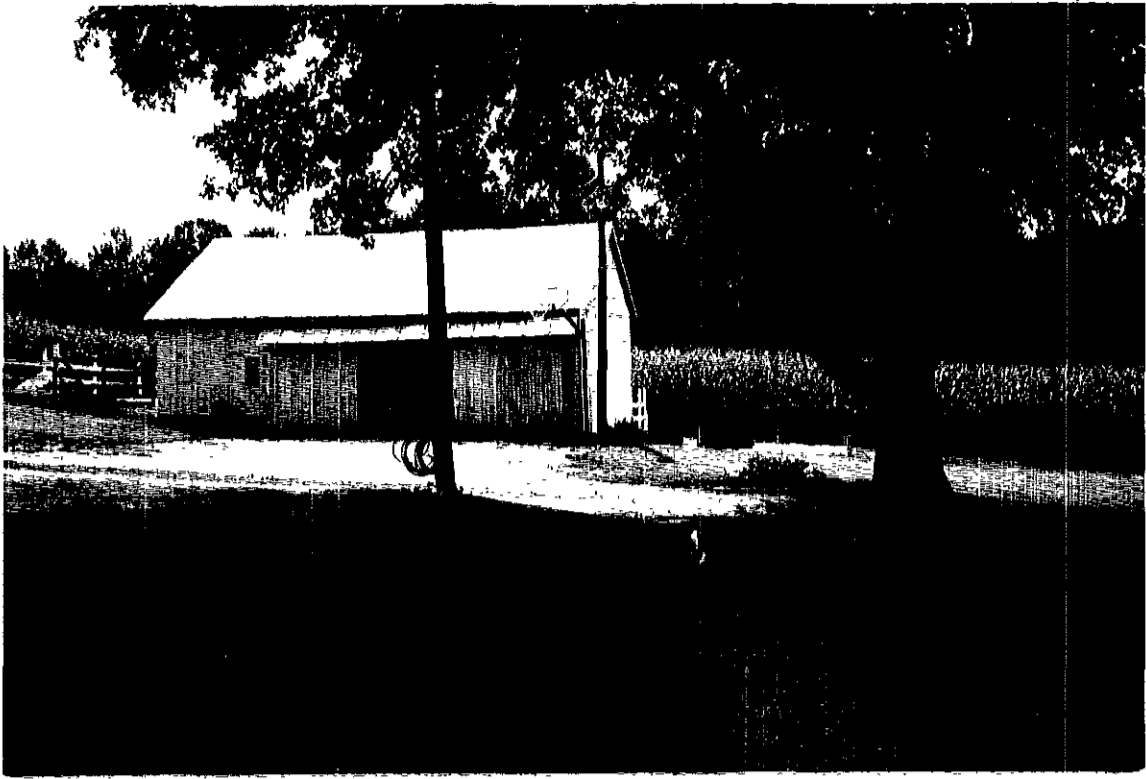
95-98-A



Private driveway - View South East.

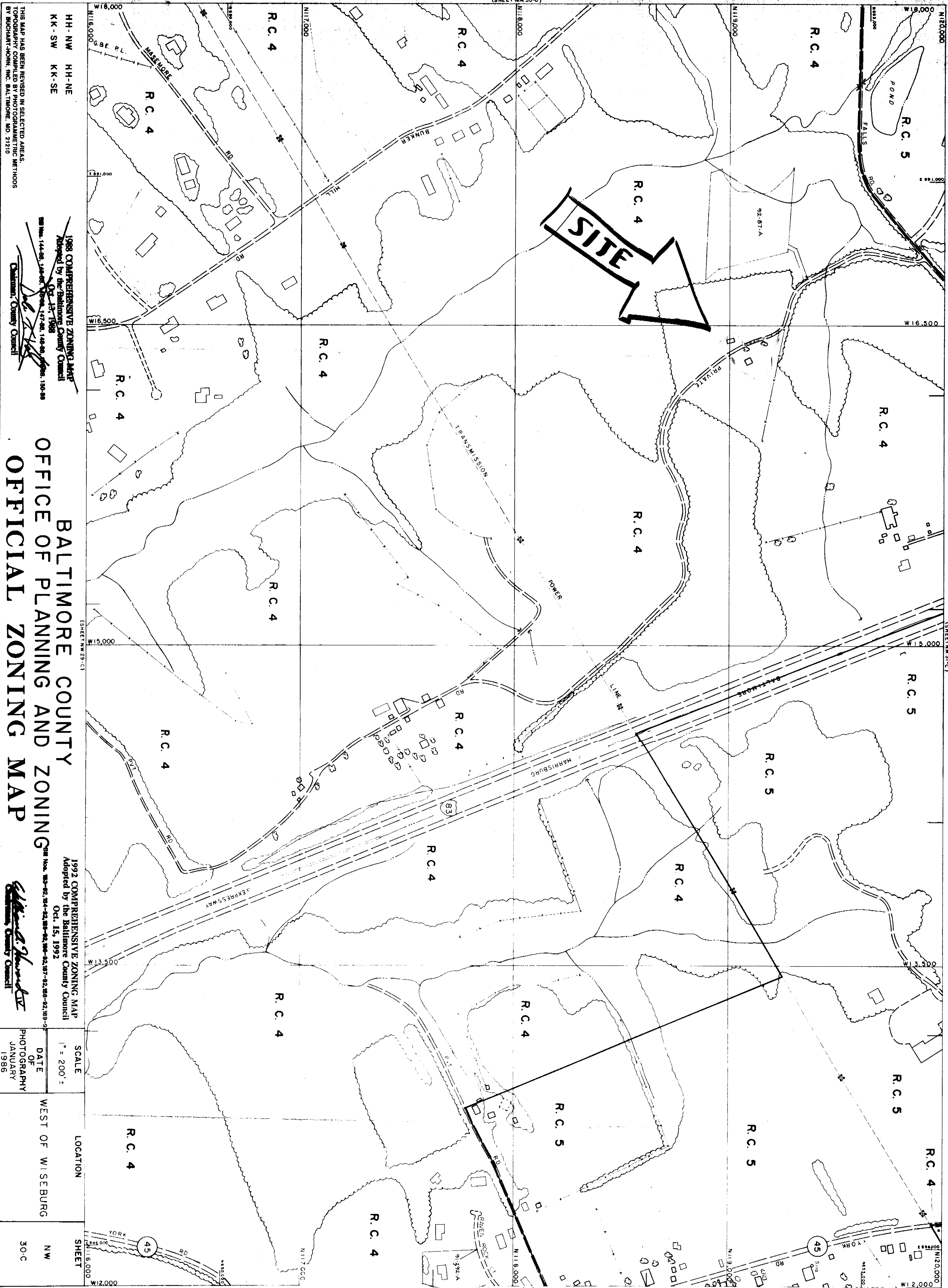


North West view of private drive which goes to Falls Rd.



Barn across from private drive. Stake shows point
for proposed garage.

10/11/2000



HH-NW HH-NE
KK-SW KK-SE

1988 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1988
Ord. Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88

THIS MAP HAS BEEN REVISED IN SELECTED AREAS
TO REFLECT PHOTOGRAMMETRIC METHODS
BY BOWEN/ROHM, INC. BALTIMORE, MD. 21103

Chairman, County Council

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992
Ord. Nos. 82-92, 83-92, 84-92, 85-92, 86-92, 87-92, 88-92, 89-92, 90-92, 91-92, 92-92, 93-92, 94-92, 95-92, 96-92, 97-92, 98-92, 99-92, 100-92

Chairman, County Council

| SCALE | LOCATION | SHEET |
|-------------------------------------|------------------|-------|
| 1" = 200' | WEST OF WISEBURG | NW |
| DATE OF PHOTOGRAPHY JANUARY 1986 | | 30-C |

95-98-A



95-98-A

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

| | | | |
|-------------|------------------|---------------------|-------------|
| SHEET | LOCATION | DATE OF PHOTOGRAPHY | SCALE |
| 89 | WEST OF WISEBURG | JANUARY 1986 | 1" = 200' ± |
| MICROFILMED | | N.W. | |
| 30-C | | | |

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
S/S Falls Road on a private drive * ZONING COMMISSIONER
(831 Falls Road)
7th Election District * OF BALTIMORE COUNTY
3rd Councilmanic District
Lori G. Reachard * Case No. 95-98-A
Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Administrative Variance for that property known as 831 Falls Road located in the vicinity of Parkton in northern Baltimore County. The Petition was filed by the owner of the property, Lori G. Reachard, seeking relief from Section 1A03.4.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 30 feet in lieu of the required 50 feet for a proposed two-story addition, and a separation between principal buildings of 60 feet in lieu of the required 100 feet for a proposed one-story garage addition. The subject property and relief sought are more particularly described on the site plan submitted and marked into evidence as Petitioner's Exhibit 1.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of

the Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 18th day of October, 1994 that the Petition for Administrative Variance seeking relief from Section 1A03.4.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 30 feet in lieu of the required 50 feet for a proposed two-story addition and a separation between principal buildings of 60 feet in lieu of the required 100 feet for a proposed one-story garage addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

- 2 -

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

October 12, 1994

(410) 887-4386

Ms. Lori Reachard
831 Falls Road
Parkton, Maryland 21120

RE: PETITION FOR ADMINISTRATIVE VARIANCE
S/S Falls Road on a private drive
(831 Falls Road)
7th Election District - 3rd Councilmanic District
Lori G. Reachard - Petitioner
Case No. 95-98-A

Dear Ms. Reachard:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: People's Counsel

file



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 831 Falls Road Parkton MD 21120
which is presently zoned RC4

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1A03.4.B.2 to Allow a Rear Yard Setback of 30' in Lieu of the Required 50' and a Separation Between Principal Buildings (House & Barn) of 60' in Lieu of the Required 100'

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

An addition to my home is needed to accommodate our growing family and home day care business.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

| | | | |
|------------------------------|--|--|-----------|
| Contact (Petitioner/Lessee): | (We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.) | | |
| (Type or Print Name) | Legal Owner(s) | | |
| Signature | Signature | | |
| Address | (Type or Print Name) | | |
| City | State | Zipcode | |
| Attorney for Petitioner: | Signature | | |
| (Type or Print Name) | 831 Falls Rd. 410-357-4949 | | |
| Address | Address | Phone No. | |
| City | Parkton MD 21120 | | |
| State | City | Address and phone number of representative. To be completed. | |
| Zipcode | State | Zipcode | |
| Address | Phone No. | Address | Phone No. |

ORDER RECEIVED FOR FILING

Date 10/12/94 By [Signature]

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: SWD DATE: 9-6-
ESTIMATED POSTING DATE: 9-18-

Printed with Soybean Ink on Recycled Paper

ITEM #: 89

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at: 831 Falls Rd.

Parkton MD 21120

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (Indicate hardship or practical difficulty)

An addition to my home is needed to accommodate our growing family and home day care business. Existing home sits on an irregular shaped lot, because of layout of house it would be impossible to put the addition anywhere else.

That Affiant(s) acknowledge(s) that if a process is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Lori G. Reachard
Lori G. Reachard
(Type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 1st day of September, 1994 before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Lori G. Reachard

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

9/1/94

Notary Public
My Commission Expires: 7/1/96

EXHIBIT "A" - 831 FALLS ROAD

BEGINNING for the same at a point located the two (2) following courses and distances from a stone at the beginning of the fourth (4th) or North 77.5 degrees West 65.5 perch line of the land which by Deed dated February 8, 1984 and recorded among the Land Records of Baltimore County in Liber E.H.K.R. No. 6677, folio 561, was conveyed by FRED E. MILLER and VIRGINIA S. MILLER, his wife, to RUSSELL N. MILLER and HELEN P. MILLER, his wife, said fourth (4th) line being also the Southern outline, as now surveyed and agreed upon, of that parcel of land which by Deed dated December 15, 1962 and recorded among the Land Records of Baltimore County in Liber R.R.G. No. 4087, folio 56, was conveyed by THOMAS M. ARMACOST and WIFE, to EDWARD H. ENSOR and EDNA T. ENSOR, his wife, viz: North 74 degrees 45 minutes 00 seconds West 567.90 feet and South 15 degrees 15 minutes 00 seconds West 20.00 feet, running thence from said point of beginning parallel to and 20.00 feet Southwesterly, measured at right angles, from the aforesaid fourth (4th) line, as now surveyed, North 74 degrees 45 minutes 00 seconds West 308.00 feet to a point in a public road, running thence by lines of division along the center of said public road, as now located the three (3) following courses and distances: (1) South 35 degrees 35 minutes 00 seconds East 31.00 feet; (2) South 21 degrees 35 minutes 00 seconds East 35.00 feet; (3) South 16 degrees 02 minutes 00 seconds East 86.00 feet, thence leaving said road and running for lines of division the five (5) courses and distances: (1) South 45 degrees 37 minutes 00 seconds West 53.31 feet; (2) South 00 degrees 16 minutes 00 seconds West 47.07 feet; (3) South 12 degrees 00 minutes 00 seconds East 52.60 feet; (4) North 79 degrees 01 minutes 30 seconds East, crossing the aforesaid road, a distance of 110.46 feet; and (5) North 42 degrees 49 minutes 30 seconds East 237.48 feet to the place of beginning. Containing 1.002 acres of land, more or less.

SUBJECT to and together with the right of way of the aforesaid road, with the use thereof in common with others entitled thereto, along the second (2nd), third (3rd) and fourth (4th) lines of the above described parcel.

SUBJECT to and together with the right of way of the aforesaid road, with the use thereof in common with others entitled thereto, through the above described parcel of land, the center line of said road, as now located, being more particularly described as follows:

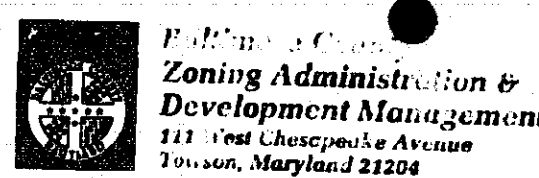
BEGINNING for the same at the end of the fourth (4th) line of the above described parcel and running thence the four (4) following courses and distances: (1) South 16 degrees 02 minutes 00 seconds East 40.00 feet; (2) South 21 degrees 18 minutes 00 seconds East 30.00 feet; (3) South 28 degrees 07 minutes 00 seconds East 31.00 feet; and (4) South 36 degrees 27 minutes 00 seconds East 32.76 feet to intersect the eighth (8th) line of the above described parcel at the distance of 84.66 feet from the beginning of the said eighth (8th) line.

JSS/0061D/msd

#89

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 2nd Date of Posting: 9/23/94
Posted for: Variance
Petitioner: Lori G. Reachard
Location of property: 831 Falls Rd, 3P
Location of Sign: Along road way on property being zoned
Remarks:
Posted by: Matthew Date of return: 9/30/94
Number of Signs: 1



Office of Planning & Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt
95-98-A

Account: R-001-6180

Number: 89

Date: 9-6-94

LOLI G REACHARD, 831 FALLS RD.

OIC: Res. Upr. ESC
CSC: Sign. B35

TOTAL: ES5

Please Make Checks Payable To: Baltimore County

\$85.00

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
 - 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.
- NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

Arnold Jablon
ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.:

Petitioner: Lori G. Reachard

Location: 831 Falls Rd. Parkton MD 21120

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Lori Reachard

ADDRESS: 831 Falls Rd

Parkton MD 21120

PHONE NUMBER: 410-357-4949

AJ:ggs

#89
(Revised 04/09/93)

13

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

OCT. 0 4 1994

Ms Lori G. Beachard
831 Falls Road
Parkton, Maryland 21204

RE: Item No. 89 Case No. 95-98
Petitioner: Beachard

Dear Petitioner:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on September 18, 1994 and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.

3) Attorneys, engineers and applicants who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the forfeiture loss of the filing fee.

Very truly yours,
W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: September 26, 1994

FROM: Pat Keller, Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):
Item Nos. 89 and 101.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: *Jeffrey M. Long*
Division Chief: *Carol L. Kenna*

PK/JL:lw

SEP 28 1994

ZAC89.101/PZ0NE/ZAC1

Baltimore County Government
Fire Department

700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 09/27/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner:
LOCATION: DISTRIBUTION MEETING OF 09/26/94

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 89, 99, 101 AND 104.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, HS-1102F

cc: File

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on Recycled Paper

Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

9-27-94

Ms. Julie Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: * 89 (JRA)

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,
Bob Small
for David Ramsey, Acting Chief
Engineering Access Permits
Division

BS/

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and Development Management

DATE: October 3, 1994

FROM: Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for October 3, 1994
Items 89 and 101

The Developers Engineering Section has reviewed the subject zoning items and we have no comments.

RWB:aw

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: October 14, 1994
Hearing Date 10/14/94
Case # 95-98

FROM: J. Lawrence Pilson
Development Coordinator, DEPRM

SUBJECT: Zoning Item #89 - Reachard Property
831 Falls Road
Zoning Advisory Committee Meeting of September 26, 1994

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Ground Water Management

An inspection was made of the well and septic utilities serving the referenced single family dwelling. Both utilities were found to be in good condition and the proposed addition will not interfere with their location. However, the proposed addition may necessitate additional absorption trench to the existing septic system.

The applicant should contact Mr. Thomas Ernst at 887-2762 if there should be any questions.

JLP:TE:sp

REACHARD/DEPRM/TXTSBP

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

September 23, 1994

NOTICE OF CASE NUMBER ASSIGNMENT

TO: Lori G. Beachard
831 Falls Road
Parkton, Maryland 21204

Re: CASE NUMBER: 95-98-A (Item 89)
831 Falls Road
S/S Falls Road on private drive
7th Election District - 3rd Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before September 25, 1994. The closing date (October 11, 1994) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by order of the Commissioner), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Carl Jablon
Arnold Jablon
Director

Printed with Soybean Ink
on Recycled Paper

#89

THIS SHOULD HAVE BEEN
ON PREVIOUS WEEK'S
AGENDA - THERE WAS NO
SECTION NUMBER OR WORDING-
WAS RETURNED TO JRA FOR
COMPLETION - JRA DIDN'T
GET IT BACK UNTIL AFTER
AGENDA WAS DONE

Sophia
9/22/94

COLD BOTTOM FARMS, INC.

10333 Cold Bottom Road, Sparks, Md. 21152
September 20, 1994

4722-94
PHONE: 472-2312
472-2820

9/26/94
To Mr. ?
8
Item 89

Baltimore County
Poverson, Maryland 21204

95-98

To Whom It May Concern,

I am writing concerning the addition shown on the plans & wish to add to the owner's wish that the addition be accommodated to the property.

Cold Bottom Farms, Inc. has property that is adjacent to the property and we are not going to build the addition to the property.

The and Mrs. Roschard would like to see the project under construction and we will be there to see the project under construction and we will be there to see the project under construction.

RECEIVED
SEP 26 1994

ZADM

Very truly,
Charles A. Chase
Cold Bottom Farms, Inc.

September 5, 1994

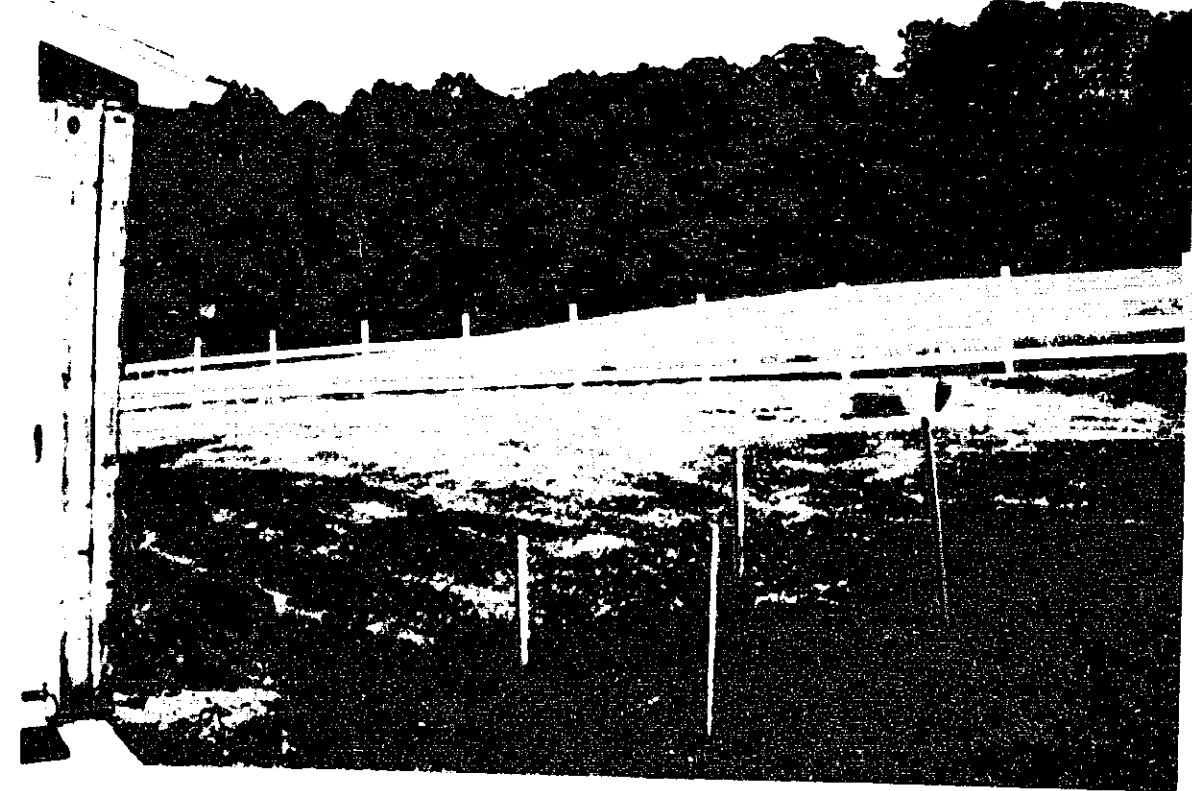
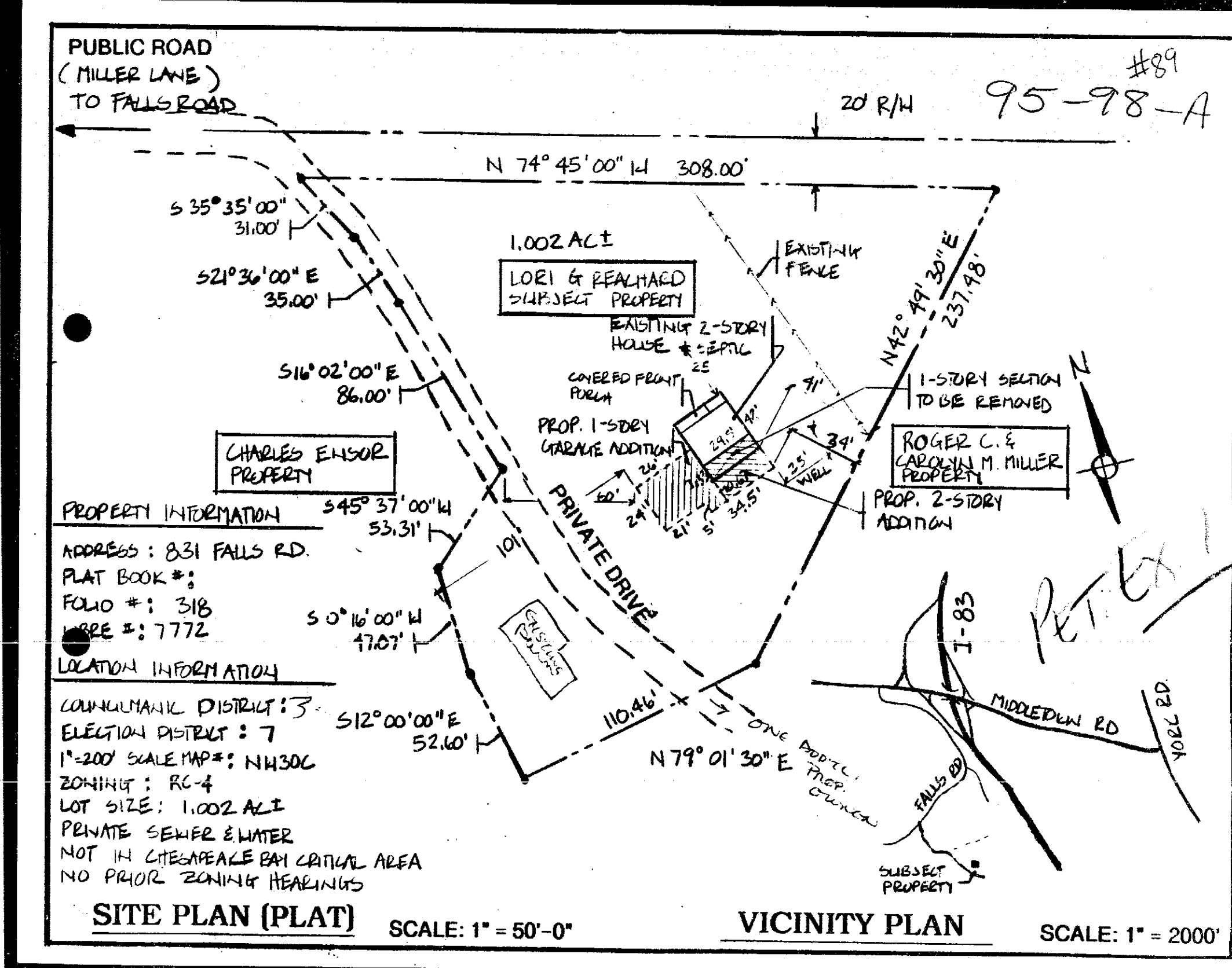
To Whom It May Concern,

Low Roschard is our daughter. We own the property behind her home.

There is no problem with her proposed addition being 37 feet at one point and 47 feet at another point away from our property line. This property will be her one day anyway.

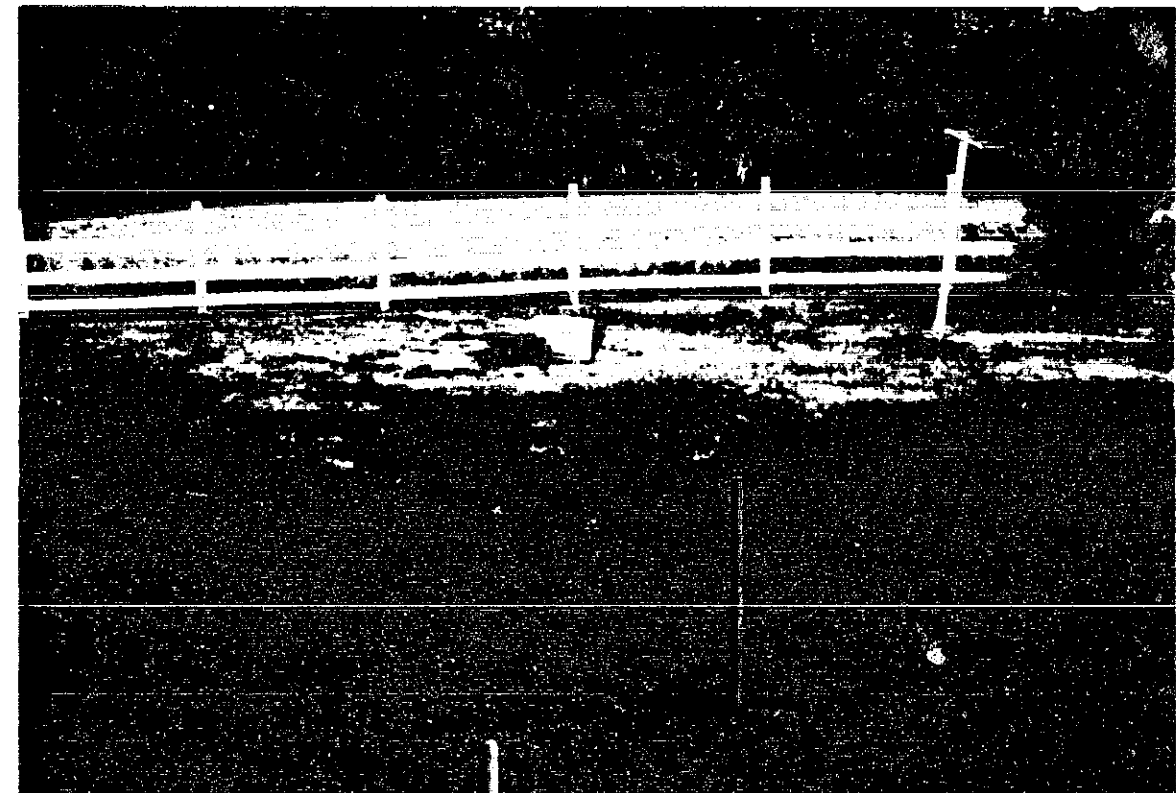
Roger C. Miller
Carolyn M. Miller

89



95-98-A

Stakes show proposed addition, fence is property line between my property and parents, Roger and Carolyn Miller.

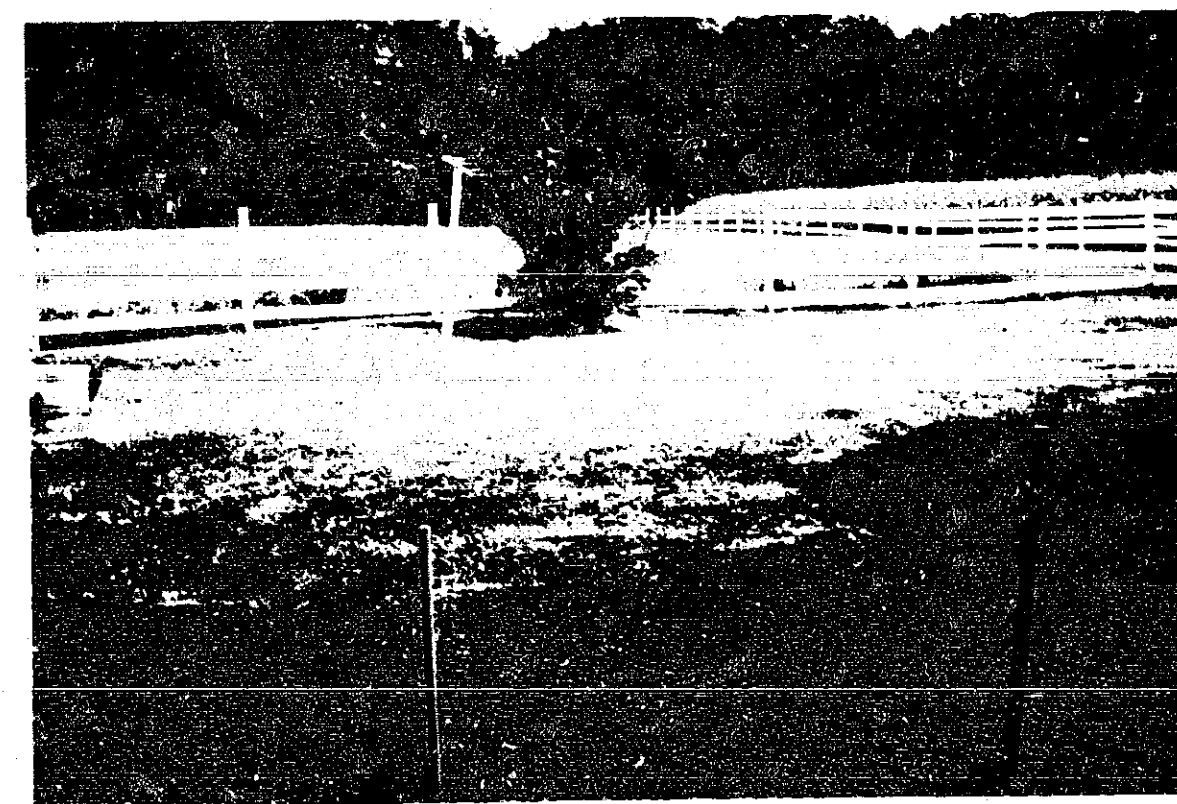


Stakes show proposed addition, fence is property line.



95-94-A

South East - stakes show proposed addition - fence is property line.

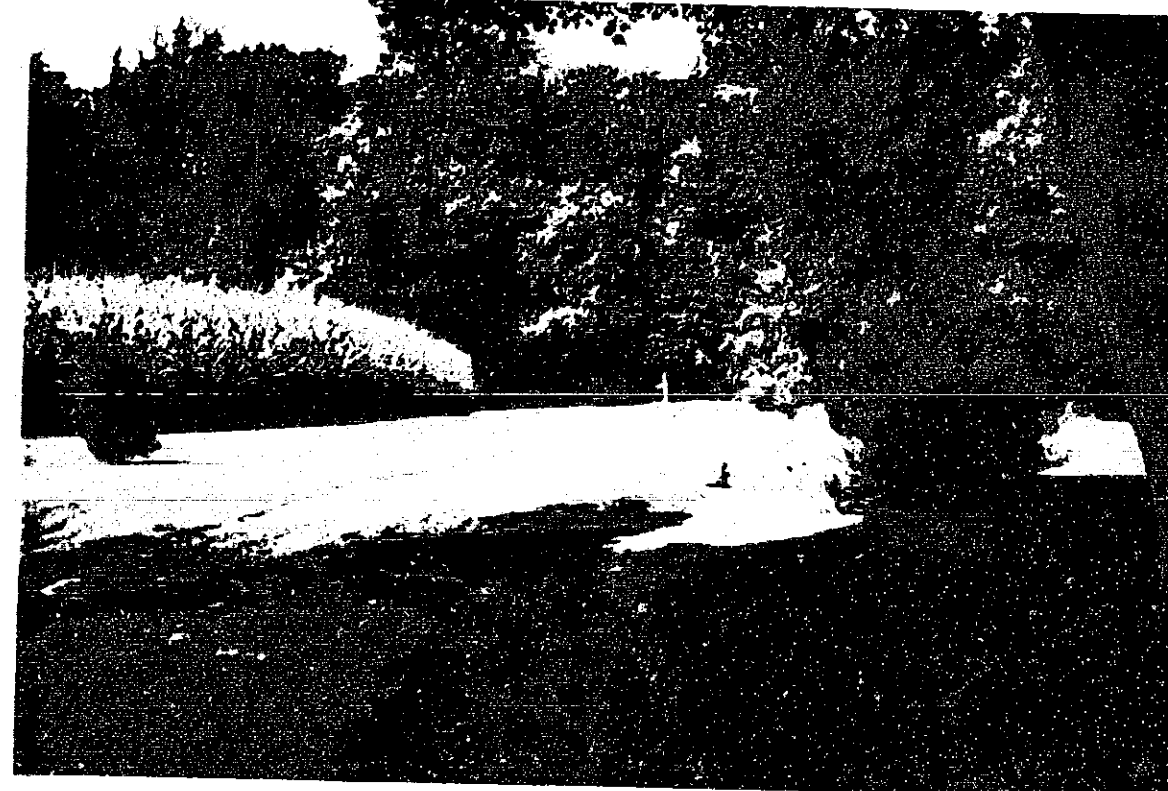


South East view - stakes show proposed addition. Fence is property line.



95-98-A

Private driveway - View South East.

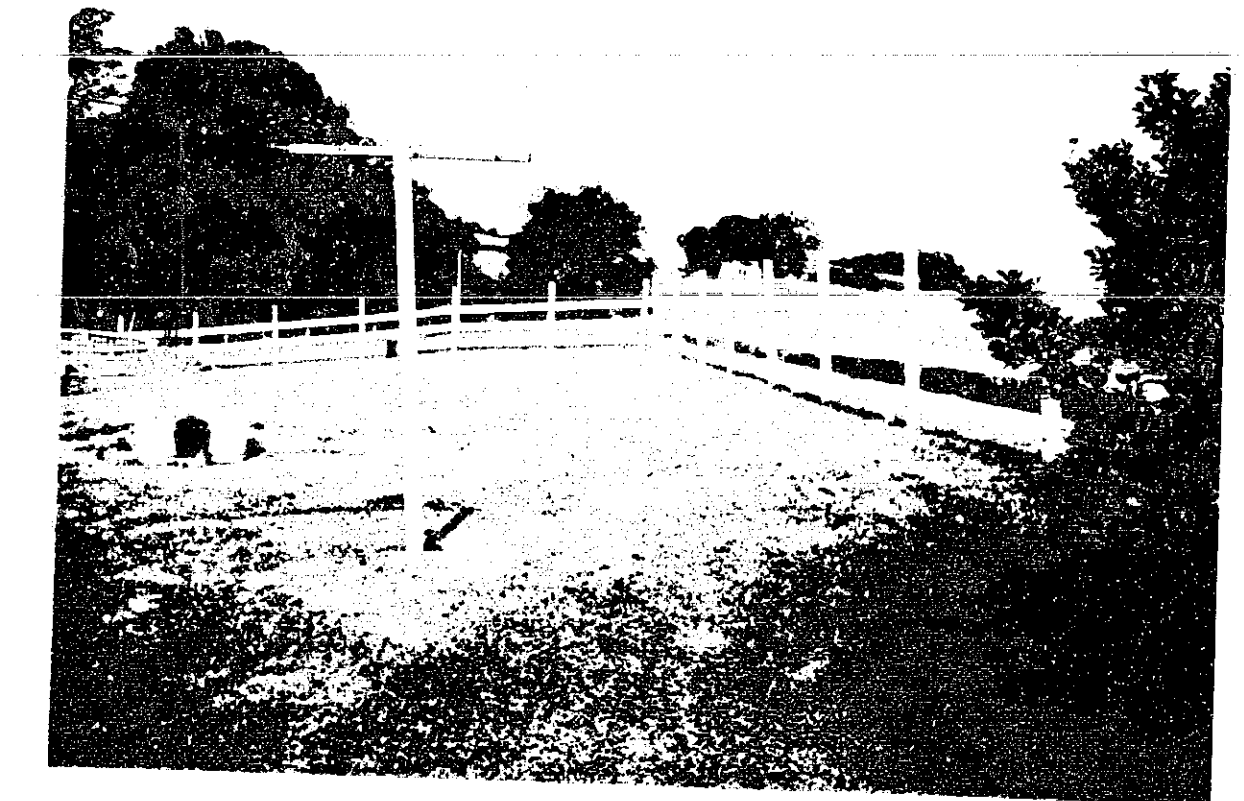


North West view of private drive which goes to Falls Rd.

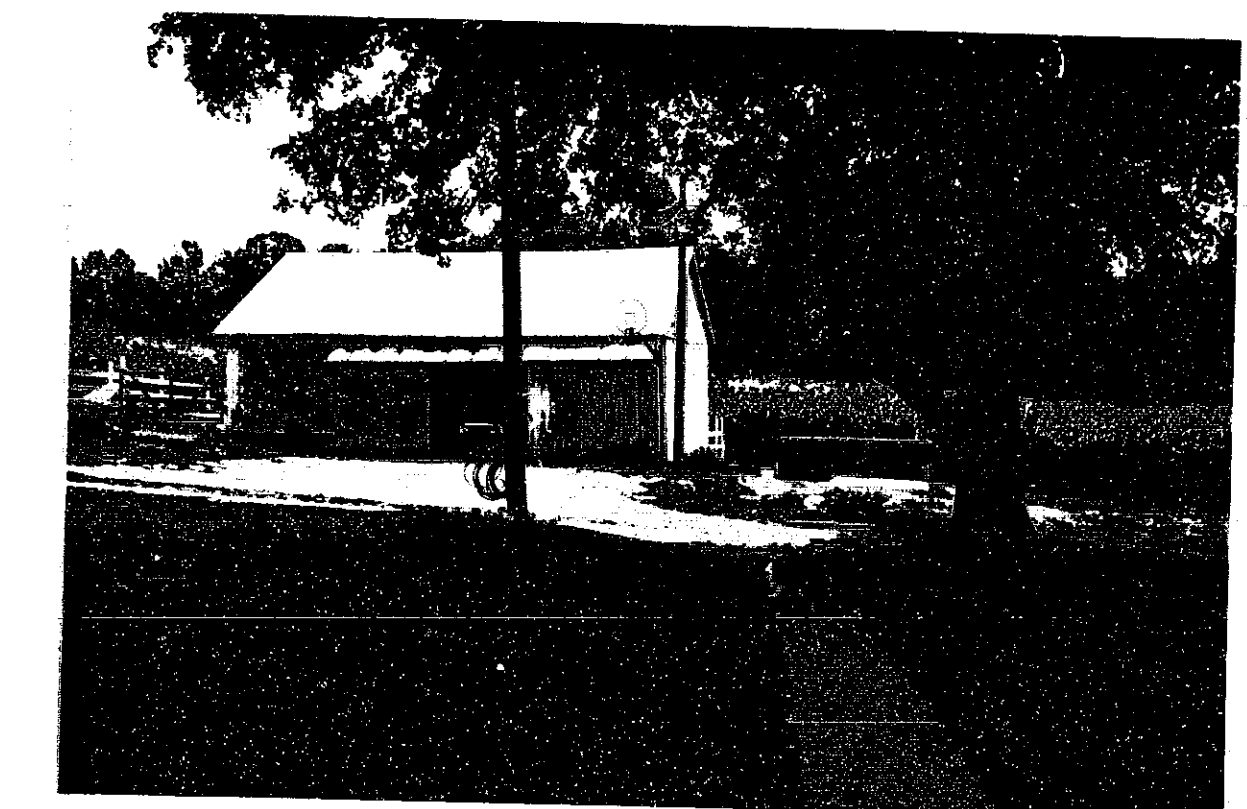


95-98-A

South East - old addition to be taken off and replaced with a new story addition. Patio will be taken out and a patio will be built there.



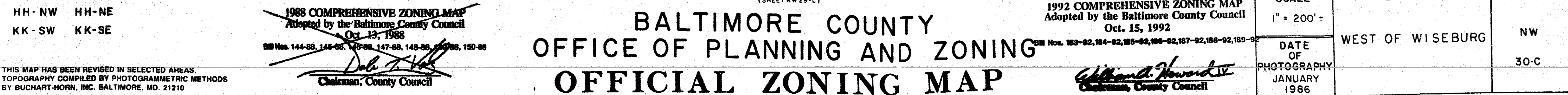
Stake shows proposed addition. Beyond fence, property belongs to my parents, Roger & Carolyn Miller. Beyond that is property of Harry Enos.



95-98-A

Barn across from private drive. Stake shows point for proposed garage.

95-98-A



95-98-A

#89



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

| | | |
|--|------------------------------|-----------------------|
| SCALE 1" = 200' ± | LOCATION WEST OF WISEBURG | SHEET N.W. 30-C |
| DATE OF PHOTOGRAPHY JANUARY 1986 | | |

MICROFILMED